



*To enrich lives through effective and caring service*

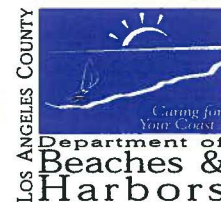
## **SMALL CRAFT HARBOR COMMISSION**

### **AGENDA**

**December 14, 2011**

**10:00 A.M.**

**BURTON W. CHACE PARK COMMUNITY ROOM  
13650 MINDANAO WAY  
MARINA DEL REY, CA 90292**



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Gary Jones**  
Deputy Director

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of November 9, 2011

3. **COMMUNICATION FROM THE PUBLIC**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

4. **REGULAR REPORTS**

- a. Marina Sheriff - November (DISCUSS REPORTS)
  - Crime Statistics
  - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

5. **OLD BUSINESS**

- a. None

6. **NEW BUSINESS**

- a. Lease Amendment for Parcel 104R (Del Rey Shores Personal Warehouses) to include Decennial Rent Adjustment, Adjustments to Security Deposit, and update of Insurance Provisions (APPROVAL)
- b. Appointment of SCHC Alternative Representative to Marina del Rey Convention and Visitors Bureau (SELECTION)

7. **STAFF REPORTS**

Ongoing Activities (DISCUSS REPORTS)

- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Venice Pumping Plant Dual Force Main Project Update
- Oxford Basin Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Unlawful Detainer Actions
- Bike Access on Strip of Land between Ocean Front Walk and the Beach
- Marina Slip Vacancy Report

8. **ADJOURNMENT**

**PLEASE NOTE**

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors  
Administration Building  
13837 Fiji Way  
Marina del Rey, CA 90292

MdR Visitors & Information Center  
4701 Admiralty Way  
Marina del Rey, CA 90292

Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9503.

**ADA ACCOMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

## **SMALL CRAFT HARBOR COMMISSION MINUTES**

### **November 9, 2011 – 10:00 a.m.**

**Commissioners:** David Lumian, Chair; Dennis Alfieri, Vice Chair (excused absence); Allyn Rifkin, Commissioner; Russ Lesser, Commissioner (excused absence); Vanessa Delgado, Commissioner;

**Department of Beaches and Harbors:** Gary Jones, Deputy Director; Steve Penn, Acting Chief of Asset Management Division; Catrina Love, Senior Marketing Analyst, Community and Marketing Services Division; Penelope Rodriguez, Program Manager I, Community and Marketing Services Division.

**County:** Thomas Faughnan, Principal Deputy County Counsel; Lieutenant Reginald Gautt, Sheriff's Department; Michael Tripp, Principal Regional Planner, Department of Regional Planning.

**Marina del Rey Convention and Visitor Bureau:** Beverly Moore, Director

#### **Call to Order and Pledge of Allegiance:**

Chair Lumian called the meeting to order at 10:05 a.m., followed by the Pledge of Allegiance.

#### **Approval of Minutes:**

Commissioner Rifkin requested the Department amend the minutes to reflect the answer to his question on the minutes.

Jon Nahhas commented the minutes did not accurately reflect his comments in the meeting and handed out a written request of changes to be made in the minutes.

**Motion to approve by Commissioner Rifkin per his comment and review Jon Nahhas' request, seconded by Commissioner Delgado, unanimously approved.**

#### **Item 3 – Communication from the Public:**

Jon Nahhas asked for the County to provide specific information about the lease option agreement language, slip vacancies and actual rental prices of the leasehold slips.

Commissioner Delgado asked staff about procedures for requesting public record.

Mr. Jones replied lease agreements can be found on the Department's web site and public records can be requested via e-mail or in writing.

#### **Item 4a - Sheriff Regular Reports**

Lieutenant Gautt provided the crime statistics and the liveaboard reports.

Chair Lumian asked if 285 is the maximum number for liveaboard permits.

Lieutenant Gautt replied the number of liveaboard permits fluctuates as boaters travel in and out of the marinas.

#### **Item 4b – Marina del Rey and Beach Special Events Report**

Ms. Love provided the report.

#### **Item 4c – Marina del Rey Convention and Visitors Bureau**

Ms. Moore spoke about the promotion of hotel projects in Marina del Rey during the off season. Ms. Moore also explained the PR campaign designed to reach out to both resident and visitor populations.

Ms. Moore described the promotions targeting to groups of visitors.

Chair Lumian asked Ms. Moore to provide the link to the articles written by the travel journalists.

Ms. Moore said she will provide the link.

**Item 5 – Old Business**

None to report

**Item 6a – California Coastal Commission Hearing on Marina Local Coastal Program Major Amendment and Master Waterside Permit Application**

Mr. Jones provided a brief on the approval received from the California Coastal Commission.

Mr. Trip provided a brief summary report on the approval of the Local Coastal Program amendment.

Mr. Jones spoke about the approval of the Master Waterside Permit Application and the Commission's recommendation.

John Rizzo commented about the approval of the project.

Jon Nahhas presented the audio track of an edited video of the California Coastal Commission meeting held in Oceanside.

Chair Lumian commended the Department for the effort and time put on the project.

Commissioner Rifkin asked staff if any of the additional requirements requested by the Commission would severely impact the Department's ability to move forward and would the conditions be difficult to satisfy.

Mr. Jones answered that additional time will be required to monitor the suggested modifications relating to adherence to conditions of approval for the waterside permit and as it relates to the LCP, water quality.

Mr. Tripp said the 70 modification requests provided by the Coastal Commission had been reviewed and found to be acceptable. Most of them were water quality related and had been included in the periodic review.

Chair Lumian suggest the Department to invite "Heal the Bay" in the future meeting.

Mr. Jones replied yes.

**Item 6b – Proposed 2012 Commission Meeting Schedule**

Commissioner Rifkin asked about the policy of including evening meetings when important agenda items were to be presented.

Chair Lumian asked the Department if there would be enough funds for an evening meeting if necessary.

Mr. Jones talked about the possibility of holding an evening meeting if deemed necessary due to an agenda item have wide interest in the community.

Chair Lumian asked about holding a hearing as opposed to a meeting for an item of special interest.

Mr. Faughnan commented that a hearing as opposed to a meeting required additional notice items and that the history of the commission is that the items are discussed via meetings.

Commissioner Delgado pointed out the report had mentioned about the possibility of having an evening meeting.

Jon Nahhas spoke of his support for holding evening meetings. He asked that major items be presented during evening meetings. He also suggested that regularly scheduled evening meetings should be held periodically to increase the ability of the public to attend meetings.

**Motion to approve by Commissioner Delgado and seconded by Commissioner Rifkin with the flexibility of calling evening meetings, unanimously approved.**

**Item 6c – WATER Program Participation**

Ms. Rodriguez provided the report.

Commissioner Delgado asked with the budget curtailment, will the Department still be able to serve 6,500 kids

Ms. Rodriguez, the Department is target at around 6,000 and the Department had already served 4,500 by September.

Chair Lumian commented that it is a wonderful program.

Commissioner Delgado asked how she can assist in promoting the program to the district she represents.

Ms. Rodriguez will provide the program coordinator's information.

Chair Lumian commented that transportation can be a factor that causes low participation in certain districts.

**Item 6d – Discover Marina del Rey Day Participation**

Ms. Love provided information about how the survey is taken and provided the report.

Commissioner Delgado asked how many people had attended the event.

Ms. Love estimated that about 4,000 people had attended the event.

Chair Lumian suggested expanding the outreach to bring people in from outside the area. He also asked if the Spring might be a more appropriate time of year for the event.

Ms. Love said her group will evaluate a way to shift the calendar schedule to move to before Summer.

**Item 7a – Staff Report**

Mr. Jones provided the staff report.

John Rizzo discussed access to the beach area between the Venice Pier and the North jetty.

Jon Nahhas talked about the W.A.T.E.R. program and commented that Marina del Rey should have a tall ship. He also commented on adult recreation programs. He commented on how to best share information with the community and suggested that the Argonaut was the best media outlet to use.

He asked for information from the sherriff's on boat seizures. He also asked for information on the grants provided to assist people in paying slip fees.

John Lucero made a comment on boats being forced to anchor outside the harbor.

Commissioner Delgado asked about how to best provide public notice on the upcoming bicycle path hearing.

Michael Tripp did not have information about how the item was noticed.

**Adjournment**

Chair Lesser adjourned the meeting at 11:10 a.m.



# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART I CRIMES NOVEMBER 2011



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape								1		1
Robbery: Weapon								1	1	2
Robbery: Strong-Arm		1								1
Aggravated Assault		1						1		2
Burglary: Residence	4				2		2	8	6	22
Burglary: Other Structure						1		3	2	6
Grand Theft	5	1		1			3		2	12
Grand Theft Auto	4						2	1		7
Arson								1		1
Boat Theft										0
Vehicle Burglary	2	1			2		1	4	3	13
Boat Burglary										0
Petty Theft	3	3				2	1	3		12
REPORTING DISTRICTS TOTALS	18	7	0	1	4	3	9	23	14	79

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** December 01, 2011  
**CRIME INFORMATION REPORT - OPTION B**

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - NOVEMBER 2011



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	2	2
Burglary: Other Structure	0	0
Grand Theft	0	3
Grand Theft Auto	0	2
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	2	1
Boat Burglary	0	0
Petty Theft	0	1
<b>Total</b>	<b>4</b>	<b>9</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** December 01, 2011  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- November 2011



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	1
Robbery: Weapon	0	2
Robbery: Strong-Arm	1	0
Aggravated Assault	1	1
Burglary: Residence	4	18
Burglary: Other Structure	0	6
Grand Theft	7	5
Grand Theft Auto	4	3
Arson	0	1
Boat Theft	0	0
Vehicle Burglary	3	10
Boat Burglary	0	0
Petty Theft	6	6
Total	26	53

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared –** December 01, 2011  
CRIME INFORMATION REPORT - OPTION B





# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2011



## *Liveaboard Permits Issued*

	October	November
New permits Issued:	4	5
Renewal Issued:	11	19
<hr/>		
Total:	15	24
Notices to Comply Issued:	20	29

Totals:	October	November
<hr/>		
Liveaboard:	285	281
Current Permits:	206	211
Expired Permits:	56	51
No Permits:	23	19

Total reported vessels in Marina del Rey Harbor:

4690

Percentage of vessels that are registered liveaboards

5.99%

Number of currently impounded vessel:

10



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December 8, 2011

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Small Craft Harbor Commission

FROM: *for Gary Jones* Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 4b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY**

#### **49<sup>th</sup> ANNUAL HOLIDAY BOAT PARADE**

Saturday, December 10  
6:00 p.m. – 8:00 p.m.

Fireworks kicking off the start of the parade will be shot off the south jetty at 5:55 p.m. Beautifully lighted and decorated boats will participate in the event that is free to the public. The theme of this year's parade is "Christmas Carnivale". Boat owners will compete for numerous prize packages. Parking is available in County lots throughout Marina del Rey.

Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way and Fisherman's Village on Fiji Way where spectators can see and hear the parade free of charge. Free parking and boat launching is available in all Marina del Rey parking lots from 3 p.m. – midnight.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit the website at [mdrboatparade.org](http://mdrboatparade.org)

#### **NEW YEAR'S EVE FIREWORKS SHOW**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Saturday, December 31  
11:59:30 p.m. – 12:05 a.m.

The New Year's Eve fireworks show will start at 11:59:30 p.m. with a special 30 second countdown. Best spots for viewing the fireworks are Burton Chace Park and Fisherman's Village on Fiji Way where spectators can see the fireworks free of charge. Parking is available in County lots throughout Marina del Rey.

For more information call: The Holiday Boat Parade at (310) 670-7130

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC

All concerts from 1:00 p.m. - 4:00 p.m.

Saturday, December 10

Blue Breeze, playing Rhythm & Blues

Sunday, December 11

2 Azz 1 Body & Soul Band, playing Smooth Jazz

Saturday, December 17

Freddy Horn, playing Jazz, Blues & Funk

Sunday, December 18

The Jimi Nelson Band, playing Country Rock-A-Billy  
(Line dancing instructions @ 12:30 p.m.)

December 24 & 25

No Band Performing

Saturday, December 31

Bob DeSena, playing Latin Jazz

Sunday, January 1

Higher Ground, playing Rhythm & Blues and Soulful Rock

For more information call: Pacific Ocean Management at (310) 822-6866

**BEACH EVENTS**

**BEACH NATURE WALK**

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles, 90245

Sunday, December 11

9:00 a.m. - 10:30 a.m.

The Los Angeles County Department of Beaches and Harbors is teaming up with the Los Angeles Audubon Society to provide free guided nature walks on Dockweiler Beach. In particular, you will look for the Western Snowy Plovers, a tiny bird that spends its life on the beach eating, sleeping, resting and laying its eggs right in the sand! You will be walking on the beach so dress appropriately and bring plenty of water.

Space is limited so please call to pre-register at (310) 726-4128. A parking pass is available for \$2 at the Dockweiler Youth Center office.

For more information call: (310) 726-4128

**MANHATTAN BEACH HOLIDAY FIREWORKS FESTIVAL**

City of Manhattan Beach ♦ Manhattan Beach Pier

Sunday, December 11

4:00 p.m. - 8:00 p.m.

This year's Holiday Fireworks Festival will include a fireworks show choreographed to seasonal music. Bring blankets and beach chairs to pick a spot for the show.

For more information call: (310) 802-5000

**Sand Snowman Contest**

Hermosa Beach Pier

Saturday, December 10

9:00 a.m. to 12:00 p.m.

The weatherman says it's nothing but Sand! Bring your family and friends, shovels, scarves and mittens because in Hermosa Beach they are making SAND SNOWMEN!

This unique holiday tradition is open to all ages and abilities. Come early and mark your spot for the best Sand Snowman!

Event takes place north of the Hermosa Beach Pier at the shoreline and check-in begins at 8:45 a.m. with sand sculpting beginning at 9:00 a.m.

For more information call: The Community Resources Department at (310) 318-0280

SHK:CB:cm



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December 8, 2011

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Gary Jones**  
Deputy Director

To: Small Craft Harbor Commission  
From: *Gary Jones*  
*for* Santos H. Kreimann, Director  
Subject: **ITEM 6a – APPROVAL OF AMENDMENT NO. 6 TO LEASE NO. 14766 – PARCEL 104R (DEL REY SHORES PERSONAL WAREHOUSES) - MARINA DEL REY**

Item 6a on your agenda pertains to approval of Amendment No. 6 to the lease for Parcel 104R (Del Rey Shores Personal Warehouses). The Amendment will maintain all percentage rental rates at their current levels, increase the security deposit, and update the indemnity and insurance requirements. The unchanged rental rates and adjustment of security deposit reflect a negotiated settlement based on current market conditions. The updated insurance requirements, as well as changes to the indemnity clause and casualty insurance provisions, are to conform to the new and more stringent standards of the Chief Executive Office Risk Management Branch.

The attached Board letter contains full background information with respect to the accompanying amendment.

Your Commission's endorsement of the recommendation to the Board of Supervisors, as contained in the attached letter, is requested.

GJ:sp  
Attachment



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DRAFT

January 31, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 6 TO LEASE NO. 14766  
DEL REY SHORES PERSONAL WAREHOUSES (Parcel 104R at 4201 Via Marina)  
MARINA DEL REY  
(FOURTH DISTRICT) (4 VOTES)**

**SUBJECT**

This Board letter requests approval of a Marina del Rey lease amendment for Parcel 104R (Del Rey Shores Personal Warehouses) that maintains all existing percentage rental rates and the square foot rental, adjusts the rental security deposit, and updates the insurance provisions.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed lease Amendment No. 6 is categorically exempt under the California Environmental Quality Act pursuant to class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.
2. Approve and authorize the Chairman of the Board to sign the attached Amendment No. 6 to Lease No. 14766, maintaining all existing percentage rental rates and square foot rental, adjusting the security deposit, and updating the insurance provisions for a ten-year term ending March 14, 2020.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Marina del Rey leases generally provide for the periodic review of leasehold rents and liability insurance coverage to ensure that the rental rates payable to the County are maintained at current fair market levels and that the amount of general liability insurance is adequate to protect the County's interests. County rents are typically computed as the greater of either a fixed minimum rent or the total of varying percentages of the lessee's gross receipts from users on the leasehold.

The Parcel 104R lease requires adjustment of rents on March 14, 2010 (2010 Rental Adjustment Date). Based on comparable rates at other Marina del Rey leaseholds, the Department of Beaches and Harbors has negotiated with the lessee to keep all percentage rental rates at their current levels: Dry Storage at 20% and Miscellaneous Sales at 5%. Additionally, there will be no change to the minimum rent adjustment provision as there is already an adjustment mechanism in place. The minimum rent will be adjusted on March 14, 2012 to an amount equals to 75% of the annual average of all rents payable by the Lessee for the immediately preceding three-year period.

Proposed Amendment No. 6 further provides that the rental security deposit will be maintained at an amount equal to one-fourth of the annual minimum rent under the Lease.

Additionally, Amendment No. 6 incorporates changes in the indemnity clause, insurance requirements and miscellaneous insurance to conform to the Chief Executive Office Risk Management Branch's new and more stringent requirements.

#### Implementation of Strategic Plan Goals

The recommended action will keep County percentage rent categories at Parcel 104R comparable to other Marina del Rey leaseholds and incorporates the new insurance provisions, in fulfillment of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 1, "Fiscal Sustainability".

#### **FISCAL IMPACT/FINANCING**

There will be no fiscal impact from your Board's approval of Amendment No. 6.

#### **Operating Budget Impact**

There will be no operating budget impact as a result of this action.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcel 104R, commonly known as Del Rey Shores Personal Warehouses, is improved with 136 personal warehouse storage units on a .45 acre of land in Marina del Rey. The Lease was executed on March 15, 1969 and will expire on March 14, 2029.

This Amendment has been approved as to form by County Counsel. At its meeting of \_\_\_\_\_, the Small Craft Harbor Commission \_\_\_\_\_ the recommendation of the Director of the Department of Beaches and Harbors that your Board approve and execute the proposed Amendment No. 6.

**ENVIRONMENTAL DOCUMENTATION**

The proposed Amendment No. 6 is categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current services from your Board's approval of Amendment No. 6.

**CONCLUSION**

Please have the Chairman of the Board sign all three copies of Amendment No. 6 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

Santos H. Kreimann  
Director

SKH:GJ:SP:JT:sn

Attachment

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors



AMENDMENT NO. 6 TO LEASE NO. 14766

**COPY**

Parcel NO. 104R - Marina del Rey Small Craft Harbor

THIS AMENDMENT TO LEASE is made and entered into this \_\_\_\_ day of \_\_\_\_, 2012  
(the "Effective Date"),

**BY AND BETWEEN**

**COUNTY OF LOS ANGELES**  
hereinafter referred to as "County",

**AND**

**DEL REY SHORES PERSONAL  
WAREHOUSES, a joint venture,**  
hereinafter referred to as "Lessee".

WITNESSETH:

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 14766 under the terms of which County leased to Lessee's predecessor in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 104R, which leasehold premises (the "Premises") are more particularly described in Exhibit "A" attached to and incorporated in said lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 15 of said Lease provides that as of March 15, 2000, and as of March 15th of every tenth (10th) year thereafter (each such date is hereafter referred to as a "Rental Adjustment Date"), the square foot rental, all categories of percentage rentals and liability insurance requirements (collectively, the "Adjusted Rentals") shall be readjusted by Lessee and County in accordance with the standards established in said Section 15; and

WHEREAS, the parties hereto have agreed to adjust the security deposit provided in Section 7 (Rental Security Deposit); and

WHEREAS, the parties hereto have determined that there shall be no modification to the square foot rental provisions as contained in Section 12 of the

Lease, or to any category of percentage rental as contained in Section 13 of the Lease for the ten (10) year period commencing March 15, 2010 (the "2010 Rental Adjustment Date"); and

WHEREAS, the parties hereto have reached agreement with respect to the amount of liability insurance required and other insurance provisions to be maintained by Lessee for the ten (10) year period commencing on the Effective Date of the 2010 Rental Adjustment Date.

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions contained herein, the parties, and each of them, agree as follows:

1. **Security Deposit.** Commencing as of the Effective Date, the first paragraph of Section 7 (SECURITY DEPOSIT) of said Lease is hereby amended to read as follows:

"The Lessee shall deliver to and maintain with County a security deposit (the "Security Deposit") in an amount equal to one-fourth (1/4) of the annual square foot rental for the leasehold premises, as this rental may change over the term of the Lease. This sum shall be maintained by the County as a security deposit to cover delinquent rent and any other financial obligations of the Lessee under the Lease, and shall be so applied at the discretion of the County."

2. **Insurance Provisions.** Commencing as of the Effective Date, Sections 25, 26, 27, and 28 of the Lease are deleted in their entirety and the following substituted therefor:

"25. INDEMNIFICATION.

The Lessee shall indemnify, defend and hold harmless the County, from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and

expert witness fees), arising from or connected with the Lessee's repair, maintenance and other acts and omissions arising from and/or relating to the Lessee's use of the Premises.

The County shall indemnify, defend and hold harmless the Lessee from and against any and all liability, loss, injury or damage including (but not limited to) demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with the County's repair, maintenance and other acts and omissions arising from and/or relating to the County's ownership of the Premises.

## 26. GENERAL INSURANCE PROVISIONS.

Without limiting the Lessee's indemnification of County and during the term of this Lease, and until all of its obligations pursuant to this Lease have been met, Lessee shall provide and maintain at its own expense insurance coverage satisfying the requirements specified in this Lease. These minimum insurance coverage terms, types and limits (the "Required Insurance") also are in addition to and separate from any other contractual obligation imposed upon Lessee pursuant to this Lease. The County in no way warrants that the Required Insurance is sufficient to protect the Lessee for liabilities which may arise from or relate to this Lease.

### 26.1 Evidence of Coverage and Notice to County

- A. Certificate(s) of insurance coverage (Certificate) satisfactory to County, and a copy of an Additional Insured endorsement confirming County and its Agents (defined below) have been given insured status under the Lessee's General Liability policy, shall be delivered to County at the address shown below and provided prior to the Effective Date.

- B. Renewal Certificates shall be provided to County not less than ten (10) days prior to Lessee's policy expiration dates. The County reserves the right to obtain complete, certified copies of any required Lessee insurance policies at any time.
- C. Certificates shall identify all Required Insurance coverage types and limits specified herein, reference this Lease by name or number, and be signed by an authorized representative of the insurer(s). The Insured party named on the Certificate shall match the name of the Lessee identified in this Lease. Certificates shall provide the full name of each insurer providing coverage, its NAIC (National Association of Insurance Commissioners) identification number, its financial rating, the amounts of any policy deductibles or self-insured retentions exceeding twenty five thousand (\$25,000.00) dollars, and list any County required endorsement forms.
- D. Neither the County's failure to obtain, nor the County's receipt of, or failure to object to a non-complying insurance certificate or endorsement, or any other insurance documentation or information provided by the Lessee, its insurance broker(s) and/or insurer(s), shall be construed as a waiver of any of the Required Insurance provision.
- E. Certificates and copies of any required endorsements, notices of cancellation shall be delivered to:

County of Los Angeles  
Department of Beaches and Harbors  
13837 Fiji Way  
Marina del Rey, CA 90292

Lessee also shall promptly notify County of any third party claim or suit filed against Lessee which arises from or relates

to this lease, and could result in the filing of a claim or lawsuit against Lessee and/or County.

26.2 Additional Insured Status and Scope Coverage

The County, which is the County of Los Angeles, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively County and its Agents), shall be provided additional insured status under Lessee's General Liability policy with respect to liability arising from or connected with the Lessee's acts, errors, and omissions arising from and/or relating to the Lessee's operations on and/or its use of the Premises. County's additional insured status shall apply with respect to liability and defense of suites arising out of the Lessee's acts or omissions, whether such liability is attributable to the Lessee or to the County. The full policy limits and scope of protection also shall apply to the County as an additional insured, even if they exceed the County's minimum Required Insurance specifications herein. Use of an automatic additional insured endorsement form is acceptable providing it satisfies the Required Insurance provisions herein.

26.3 Cancellation of Insurance

Except in the case of cancellation for non-payment of premium, Lessee's insurance policies shall provide, and Certificates shall specify, that County shall receive not less than thirty (30) days advance written notice by mail of any cancellation of the Required Insurance. Ten (10) days prior notice may be given to County in event of cancellation for non-payment of premium.

- 26.4      **Failure to Maintain Insurance**  
Lessee's failure to maintain or to provide acceptable evidence that it maintains the Required Insurance shall constitute a material breach of the Lease.
- 26.5      **Insurer Financial Ratings**  
Insurance is to be provided by an insurance company authorized to do business in California and acceptable to the County, with an A.M. Best rating of not less than A:VII, unless otherwise approved by the County.
- 26.6      **Lessee's Insurance Shall Be Primary**  
Lessee's insurance policies, with respect to any claims related to this Lease, shall be primary with respect to all other sources of coverage available to County. Any County maintained insurance or self-insurance coverage shall be in excess of and not contribute to any Lessee coverage.
- 26.7      **Waiver of Subrogation**  
To the fullest extent permitted by law, the Lessee hereby waives its and its insurer(s) rights of recovery against County under all required insurance policies for any loss arising from or related to this Lease. The Lessee shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to affect such waiver.
- 26.8      **Deductibles and Self-Insured Retentions (SIRs)**  
Lessee's policies shall not obligate the County to pay any portion of any Lessee deductible or SIR. The County retains the right to require Lessee to reduce or eliminate policy deductibles and SIRs as respects the County, or to provide a bond guaranteeing Lessee's payment of all deductibles and

SIRs, including all related claims investigation, administration and defense expenses. Such bond shall be executed by a corporate surety licensed to transact business in the State of California.

26.9 Claims Made Coverage

If any part of the Required Insurance is written on claims made basis, any policy retroactive date shall precede the start date of this Lease. Lessee understands and agrees it shall maintain such coverage for a period of not less than three (3) years following Lease expiration, termination or cancellation.

26.10 Application of Excess Liability Coverage

Lessee may use a combination of primary and excess insurance policies which provide coverage as broad as the underlying primary policies, to satisfy the Required Insurance provisions.

26.11 Separation of Insureds

All liability policies shall provide cross-liability coverage as would be afforded by the standard ISO (Insurance Services Office, Inc.) separation of insureds provision with no insured versus insured exclusions or limitations.

26.12 County Review and Approval of Insurance Requirements

The County reserves the right to review and adjust the Required Insurance provisions, conditioned upon County's determination of changes in risk exposures.

## 27. INSURANCE COVERAGE TYPES AND LIMITS.

### 27.1 General Liability Insurance.

Such Coverage be written on ISO policy form CG 00 01 or its equivalent, naming County as an additional insured, with limits of not less than:

General Aggregate:	\$ 10 million
Products/Completed Operations Aggregate:	\$ 10 million
Personal and Advertising Injury:	\$ 5 million
Each Occurrence:	\$ 5 million

### 27.2 Automobile Liability Insurance.

Automobile Liability Insurance (providing scope of coverage equivalent to ISO policy form CA 00 01) with limits of not less than \$1 million for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Insurance shall cover liability arising out of Lessee's use of autos pursuant to this Lease, including owned, leased, hired, and/or non-owned autos, as each may be applicable.

### 27.3 Workers' Compensation and Employers' Liability Insurance.

Workers' Compensation and Employers' Liability insurance or qualified self-insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident. If applicable to Lessee's operations, coverage also shall be arranged to satisfy the requirements of any federal workers or workmen's compensation law or any federal occupational disease law.



27.4 Commercial Property Insurance. Such coverage shall:

- A. Cover damages to Lessee's property, including improvements and betterments, from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30) or its equivalent, including earthquake (if Lessee deems it reasonable), Ordinance or Law Coverage, Flood and Business Interruption equal to two (2) years annual rent;
- B. Be written for the full replacement cost of the property, with a deductible no greater than \$250,000 or 5% of the property value, whichever is less. Insurance proceeds shall be payable to the Lessee and County as their interests may appear and be utilized for repair and restoration of the Premises. Failure to use such insurance proceeds to timely repair and restore the Premises shall constitute a material breach of the Lease.

## 28. FUTURE CONSTRUCTION PROJECTS SPECIALIZED INSURANCE

In the event major construction work is undertaken by Lessee during the term of this Lease (i.e. demolition of structures, construction of new structures, renovation or retrofit involving structures frame, foundation or supports, or more than 50% of building, etc.), Lessee shall provide County a copy of the construction plans at least 60 days in advance. County will identify the specific types and limits of insurance which must be carried by the Lessee or Lessee's contractor to cover the risks of construction. County shall determine the requirements on a project by project basis."

- 3. **Miscellaneous.** Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and reacknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment to Lease to be subscribed by the Mayor of the County and attested by the Clerk thereof, and the Lessee has executed the same.

COUNTY OF LOS ANGELES

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

SACHI A. HAMAI  
Executive Officer-Clerk of the  
Board of Supervisors

By: \_\_\_\_\_  
Deputy

LESSEE:

DEL REY SHORES PERSONAL  
WAREHOUSES, a joint venture  
By: \_\_\_\_\_  
Its: Managing Partner

APPROVED AS TO FORM:  
ANDREA SHERIDAN ORDIN  
County Counsel

By: \_\_\_\_\_  
Deputy

## LEGAL DESCRIPTION

## EXHIBIT "A"

MARINA DEL REY (1)  
LEASE PARCEL NO. 104R

Parcel 326, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies southerly of the straight line in the southerly boundary of Parcel 300, as shown on said map, and its westerly prolongation.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 101S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the northeasterly boundary of said Parcel 326 with the southerly boundary of said Parcel 300; thence East along said southerly boundary 27.40 feet; thence North  $35^{\circ}03'05''$  West 908.08 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North  $34^{\circ}06'16''$  West along said parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North  $36^{\circ}00'30''$  West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North  $36^{\circ}00'30''$  West along said last mentioned parallel line 371.20 feet; thence North  $14^{\circ}23'56''$  West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South  $52^{\circ}40'22''$  West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence southeasterly along said northeasterly boundary to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others" over above described parcel of land.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED

December 22, 1976

STEPHEN J. KOONCE

Acting County Engineer

By Agnes T. Brown Deputy

11 268232



*To enrich lives through effective and caring service*



December 8, 2011

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Gary Jones**  
Deputy Director

To: Small Craft Harbor Commission

From: *for Gary Jones*  
Santos H. Kreimann, Director

Subject: **ITEM 6b – APPOINTMENT OF ALTERNATE REPRESENTATIVE  
TO MARINA DEL REY CONVENTION AND VISITORS BUREAU -  
MARINA DEL REY**

The Marina del Rey Convention and Visitors Bureau (MdRCVB) is the official tourism promotion agency for Marina del Rey. It was established in 2001 as a private, non-profit organization contributing to the area's economic development by selling, marketing and promoting the Marina as a travel destination.

The MdRCVB provides support and information on tourism services and facilities to the public, travel agents, tour operators, meeting planners and the media. The Bureau also operates the Marina del Rey Visitors' Center, offering free information, maps and brochures about local hotels, restaurants, attractions, events and transportation.

The actions of the MdRCVB are guided by a board comprised of members of the representative hotel projects and members of the community. The SCHC provides one member of the commission to act as a member of the MdRCVB board. Currently, no alternate to that member exists.

Your Commission's selection of an alternative representative is requested.

The SCHC should select a member of the commission to act as an alternate in the event the current representative is unable to attend the MdRCVB board meetings. The term will be for calendar year 2012.

SHK:mk:sp



*To enrich lives through effective and caring service*



December 8, 2011

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Small Craft Harbor Commission

FROM: <sup>Gary Jones</sup> for Santos H. Kreimann, Director

SUBJECT: **ITEM 7a - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On November 8, 2011, the Board adopted an amendment to the County Code, Title 2 – Administration, relating to the Small Craft Harbor Commission’s powers and duties, to specifically include the responsibility for making recommendations regarding proposed leases, concessions, and other agreements relating to the small craft harbor properties and facilities in Marina del Rey.

On November 15, 2011, the Board approved and instructed the Mayor to sign a Memorandum of Agreement with the U.S. Army Corp of Engineers (CORP) and the City of Long Beach for the Marina del Rey Maintenance Dredging Project. The Board also authorized the Director of Beaches and Harbors to negotiate and execute an agreement with the City of Long Beach to provide funding for additional Marina del Rey dredging and transportation of contaminated sediment to be implemented by the CORP.

On November 22, 2011, the Board authorized the waiver of fees in connection with the 49th Annual Holiday Boat Parade to be held in Marina del Rey on December 10, 2011: \$1,500 for the visitors' boat dock fees; \$860 community building use fee, \$150 alcohol fees, \$1,600 for staff parking, and \$19,925 for public parking for parade spectators, excluding the cost of liability insurance. The Board also approved a motion to request of the Director of Public Works, the waiver of fees in the amount of \$800 for boat parade fireworks, \$800 for New Year’s Eve fireworks and \$1,700 for street banners.

On November 29, 2011, the Board approved a lease amendment for Parcel 113S (Mariners Village) for the re-adjustment of rents, security deposit and insurance for a ten-year term ending January 31, 2018.

Also on November 29, 2011, the Board adopted a resolution to adjust the water rates for Calendar Year 2012 and authorized the Director of Public Works to amend the rules and regulations of the County Waterworks Districts and Marina del Rey Water System.

Also on November 29, 2011, the Board adopted the California Coastal Commission’s resolution of certification, including the terms or modifications suggested by the Commission; accepting and agreeing to the Commission’s approval of the Marina del

Rey Local Coastal Program (LCP) Amendment to the LCP, including, without reservation, all suggested modifications in the Commission's resolution of certification; and agreed to issue coastal development permits for the total area included in the certified LCP.

#### **REGIONAL PLANNING COMMISSION'S CALENDAR**

On November 16, 2011, the Regional Planning Commission heard an item to repeal the Plan of Bikeways, a sub-element of the Transportation Element of the General Plan, adopted in 1975 and subsequently amended, and to adopt the Bicycle Master Plan. The item also considered a Draft Environmental Impact Report (DEIR) pursuant to California Environmental Quality Act requirements. The DEIR concludes that this project, with the recommended mitigation measures, will not result in significant environmental impacts.

The Regional Planning Commission voted to defer a decision on the plan until January 11, 2012.

#### **CALIFORNIA COASTAL COMMISSION CALENDAR**

On December 8, 2011, the California Coastal Commission voted 11 to 1 to find no substantial issue on the appeal filed by WeAreMDR on the Holiday Harbor Courts (Parcel 21) Project. As a result, the Board of Supervisors' decision on the entitlements for the project is final.

#### **VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE**

The Court entered a judgment on September 26, 2011 consistent with the tentative ruling issued on July 28, 2011, which barred the City of Los Angeles from building a new 54-inch sewer main from Venice to Playa del Rey through unincorporated Marina del Rey when another comparable route along Pacific Avenue in city territory exists.

#### **OXFORD BASIN PROJECT UPDATE**

On October 4, 2011, the Board approved Oxford Retention Basin Multiuse Project proposal for inclusion in the State of California's Coastal Impact Assistance Plan to enable the County to fully receive and administer an estimated \$1,500,000 in funds from the U.S. Department of the Interior. DPW reported that the Sediment and Water Quality Characterization Study and the biological study have been completed. The Phase II soil investigation sampling was completed in September 2011 and draft findings were available November 30. 60% design plans have been completed and 100% design plans are expected to be done by February 2012. A consultant has been hired to start the environmental review process. The project is scheduled for completion in early 2014.

#### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

**DESIGN CONTROL BOARD MINUTES**

The minutes for the October meeting have not yet been approved. The November meeting was cancelled.

**UNLAWFUL DETAINER ACTIONS**

For the month of November 2011, there were no unlawful detainer lawsuits reported by the lessees.

**BIKE ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH**

See Regional Planning Commission Report.

**MARINA DEL REY SLIP VACANCY REPORT**

The overall vacancy percentage across all anchorages in Marina del Rey stood at 17.69% for November 2011. Vacancies in the various size classifications are separated by anchorage and are provided in the document attached.

SHK:mk

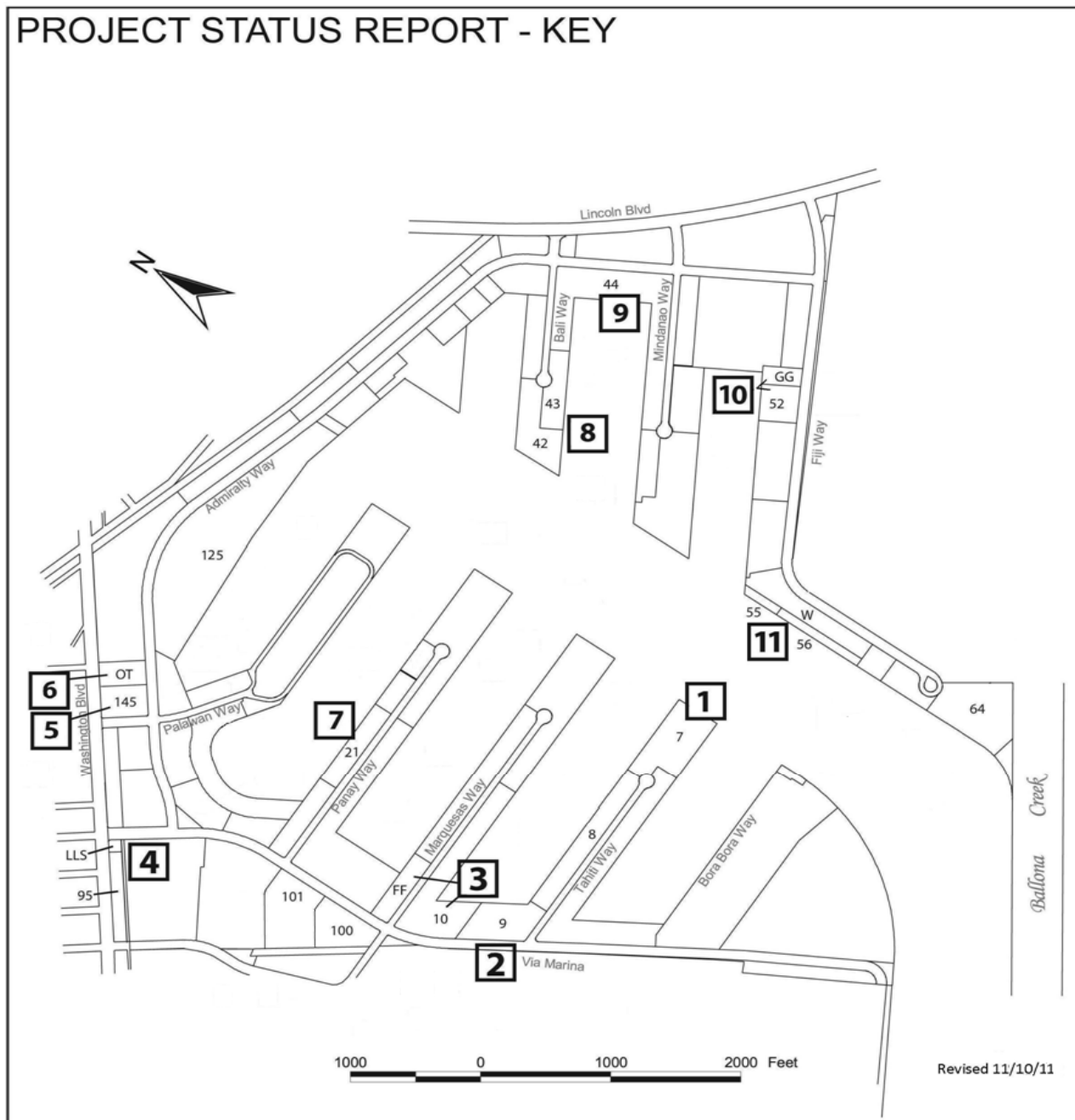
Attachments (2)

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of December 5, 2011

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. B&S issued building permit on 6/22/11 and 1st phase of construction will begin December 2011.	No Variance proposed
2	<b>9</b> -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change due to 4/26/11 BOS hearing request. * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- Massing will change due to 4/26/11 BOS hearing request. <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
3	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
4	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
5	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
6	<b>OT</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
7	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
8	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
9	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	Shared Parking Agreement No Variance proposed
10	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
11	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)



## PROJECT STATUS REPORT - KEY



Marina del Rey Slip Vacancy Report  
November 2011

	18-25			26-30			31-35			36-40			41-45			46-50			50+			TTL VAC	TTL AVAIL	TTL %VAC
Marina	Vacant	Avail	Vac %	Vacant	Avail	Vac %	Vacant	Avail	Vac %	Vacant	Avail	Vac %	Vacant	Avail	Vac %	Vacant	Avail	Vac %	Vacant	Avail	Vac %			
P7	1	8	12.50%	3	80	3.75%	0	44	0.00%	5	42	11.90%	0	12	0.00%	0	7	0.00%	5	21	23.81%	14	214	6.54%
P8	0	0		2	67	2.99%	8	91	8.79%	5	63	7.94%	1	9	11.11%	0	0		0	0		16	230	6.96%
P10	3	12	25.00%	7	126	5.56%	0	22	0.00%	0	20	0.00%	0	0		0	0		0	0		10	180	5.56%
P12	0	0		0	0		0	30	0.00%	8	53	15.09%	2	58	3.45%	7	44	15.91%	2	31	6.45%	19	216	8.80%
P13	0	0		0	3	0.00%	4	33	12.12%	8	70	11.43%	8	36	22.22%	4	36	11.11%	2	8	25.00%	26	186	13.98%
P15	8	106	7.55%	2	32	6.25%	0	40	0.00%	0	20	0.00%	5	20	25.00%	9	18	50.00%	0	0		24	236	10.17%
P18	17	198	8.59%	11	68	16.18%	0	41	0.00%	2	39	5.13%	2	26	7.69%	5	18	27.78%	0	34	0.00%	37	424	8.73%
P20	11	42	26.19%	6	59	10.17%	1	21	4.76%	0	9	0.00%	0	8	0.00%	0	0		0	0		18	139	12.95%
P21	68	121	56.20%	13	51	25.49%	0	0		0	10	0.00%	0	0		0	0		0	0		81	182	44.51%
P28	0	0		68	182	37.36%	38	100	38.00%	11	82	13.41%	0	0		2	9	22.22%	0	2	0.00%	119	375	31.73%
P30	0	8	0.00%	7	70	10.00%	4	51	7.84%	0	33	0.00%	0	26	0.00%	0	52	0.00%	4	55	7.27%	15	295	5.08%
P41	10	90	11.11%	6	24	25.00%	5	34	14.71%	0	0		0	0		0	0		0	0		21	148	14.19%
P42-43	53	109	48.62%	51	120	42.50%	16	70	22.86%	7	36	19.44%	0	0		2	10	20.00%	2	4	50.00%	131	349	37.54%
P44 (P45)	108	269	40.15%	2	51	3.92%	12	71	16.90%	0	0		0	0		0	0		0	0		122	391	31.20%
P47	17	53	32.08%	36	81	44.44%	16	29	55.17%	1	6	16.67%	0	1	0.00%	1	1	#####	0	0		71	171	41.52%
P53	0	34	0.00%	0	23	0.00%	0	37	0.00%	0	9	0.00%	0	0		0	0		0	0		0	103	0.00%
P54	0	0		0	3	0.00%	0	0		8	24	33.33%	0	6	0.00%	0	7	0.00%	0	14	0.00%	8	54	14.81%
P111	0	20	0.00%	0	27	0.00%	0	2	0.00%	1	15	6.67%	0	0		0	8	0.00%	14	39	35.90%	15	111	13.51%
P112	3	100	3.00%	0	0		0	11	0.00%	1	24	4.17%	0	0		0	0		10	40	25.00%	14	175	8.00%
P125I	0	13	0.00%	25	118	21.19%	10	88	11.36%	11	60	18.33%	0	11	0.00%	6	22	27.27%	4	8	50.00%	56	320	17.50%
P132	10	29	34.48%	0	3	0.00%	9	68	13.24%	2	58	3.45%	2	45	4.44%	1	39	2.56%	1	20	5.00%	25	262	9.54%
Grand Total	309	1212	25.50%	239	1188	20.12%	123	883	13.93%	70	673	10.40%	20	258	7.75%	37	271	13.65%	44	276	15.94%	842	4761	17.69%

**Vacancy comments**

Parcel 21      Reported 44 vacant slips as a result of 39 vacancies in double slips and 5 out of service slips = 44/81 slips vacant due to doubles and/or out of service

Parcel 28      Reported high vacancy in marina due to large percentage of slips at 35' or under and low demand for smaller slips:

Parcels 42/43   Reported low demand for smaller slip sizes

Parcels 44/45   Reported 84 vacant slips as a result of double slips = 84/122 slips vacant due to doubles:

Parcel 47      Reported 15 slips as having been out of service due to tsunami damage = 15/71 slips vacant due to required repairs: